

02 July 2025

## **23 - 33 Country road Jimboomba Qld 4280**

Thank you for the opportunity to appraise your potential rental property.

In my opinion as an asset manager, I believe you would achieve a weekly rent of \$900 – \$1000 per week. Please note that this appraisal figure is valid for a 30 day period only.

It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market.

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property (i.e. 4 Bedroom, 2 Bathroom Home, Large Shed & Carport with 12 carport spaces & 3 garage spaces, 5acres sqm of land)
- Please note: repairs need to be completed prior to renting the property to achieve maximum results
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)
- The location – Proximity to Schools, shopping centre, public transport, hospitals and M1.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

We are very interested in managing the property for you and look forward to hearing from you shortly.

Kind regards,

Samantha Marshall

0429 623 644

sam@sjspropertypartners.com.au

